JOPLIN | PLANNING & ZONING COMMISSION

MINUTES
MONDAY, JULY 11, 2022
4:00 P.M.

The Planning and Zoning Commission met in a regular session, Monday, July 11, 2022. Present were Commission members Kent Eastman, Janice Steele, Rodney McCullough, Mary Anne Phillips and Amia Warren. Keegan Stanton, Troy Bolander and Vicky Copeland represented the Planning, Development and Neighborhood Services Department.

1. Roll Call: Vicky Copeland called the roll.

MR. MCCULLOUGH MOVED TO EXCUSE MS. BRUECKNER-SEARS AND MR. KIMBLE. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

2. Approval of the June 13, 2022, Minutes:

MS. STEELE MOVED TO APPROVE THE JUNE 13, 2022 MINUTES. MR. MCCULLOUGH SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Public Hearings

Mr. Eastman read the Public Hearing Procedures.

Case 044-22: Special Use Permit-1918 S. Sergeant request for a Special Use Permit (1st Request) for the operation of a Day Care Center-Addalli Vogt.

Addalli Vogt, 12469 Aspen Rd., Joplin, Missouri requested a Special Use Permit for 1918 S. Sergeant Ave. Joplin, Missouri. Ms. Vogt stated they had a Special Use Permit in the past and it expired in 2017. Ms. Vogt is applying for a Special Use Permit now and

hopeful to get a permanent permit so she would not have to appear before the Board when it expires in two years.

Mr. Eastman asked for questions.

Ms. Phillips questioned the amount of parking spaces available. Ms. Phillips asked if the parking spaces would be put end to end. She was not for sure how in the world there would be six parking spaces available even dividing the spaces between the alley and the street entrance.

Ms. Vogt stated you can get three vehicles in the alley and fit two vehicles in the driveway if needed and then there is space available for at least three vehicles on the side of the street in front of daycare on Sergeant Street. Across the street there is a business, Forest & Fields and they have their own parking spaces.

Ms. Phillips questioned the off-street parking as indicated on the application. She referred to page 2 of 3 on the application directing her question to onsite parking.

Mr. Stanton stated if the number of parking spaces was five then an amendment must be proposed to the Special Use Permit as provided by the applicant.

Ms. Phillips asked if that needed to be in the Motion.

Mr. Stanton yes, you have a Motion to amend the proposed Special Use Permit and a Motion to approve.

Mr. Eastman asked if there were any other questions.

There were none.

Mr. Eastman asked if there was anyone who wished to speak in favor of Case#044-22.

There were none.

Mr. Eastman asked if there was anyone who wished to speak in opposition of Case#044-22.

There were none.

Ms. Phillips had another question for Mr. Stanton. Ms. Phillips asked if they were required to have so many parking spaces per employee. Ms. Phillips questioned where the number six came from.

Mr. Stanton stated the six came from their application. That is what they had listed that they could provide so we placed that in the conditions as well. If they are only able to provide the five, then we would recommend amending the Special Use Permit to correspond with what they are able to provide.

Ms. Phillips questioned if there was a rule that there were so many square feet per parking space like a store is required to have.

Mr. Stanton advised yes, there was but he did not have the Code in front of him to answer this question. Mr. Stanton believed it was one per 300 square feet. That was a general rule of thumb. Mr. Stanton referred to Mr. Bolander.

Mr. Bolander stated it is based on employees. It is one per employee, but we do not necessarily count drop off and pick up area along as it is safe when they drop off and pick up. Typically, that type of business is come and go, and you do not have a lot of cars permanently parked on the site except for employees.

Ms. Phillips stated she just did not want it to look like the Board was not attentive to detail.

MS. STEELE MADE THE MOTION TO AMEND THE SPECIAL USE PERMIT, CASE 044-22, TO REFLECT FIVE PARKING SPACES INSTEAD OF SIX PARKING SPACES. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Mr. Stanton did draw attention to the applicant's request to make this Special Use Permit a permanent Special Use permit. Mr. Stanton stated we did put two years but that is up to you to consider as this body.

Mr. Eastman questioned if there was any neighborhood opposition.

Mr. Stanton stated there was none.

MS. STEELE MADE THE MOTION TO APPROVE THE AMENDED SPECIAL USE PERMIT AS A PERMANENT SPECIAL USE PERMIT. MS. PHILLIPS SECONDED THEW MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Old Business

Case 027-22: Rezoning, 1908 W. 10th St.- A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development.

Jim Ames, 4314 Longchamp Dr. Sarasota, Fl. Mr. Ames stated he had 30 years of investments and rental property in Joplin. This is a two-acre tract that is on the market for sale. Mr. Ames stated he is wanting to liquidate his properties as they become empty. He stated his request is to zone this from R-1 to R-2 because it would then have the potential for duplexes.

Mr. Eastman asked Mr. Ames if he had a set of plans for this project.

Mr. Ames stated he will not build on this property. He would like to sell the property, and this would be an incentive for investors rather than a resident. He stated it is a large lot.

Mr. Eastman asked if there were any questions for Mr. Ames.

There were no questions.

Mr. Eastman asked if anyone wanted to speak in favor of Case 027-22.

There were none.

Mr. Eastman asked if anyone wanted to speak in opposition of Case 027-22.

Mr. Philip Dickson, 2010 W. 10th St., Joplin, Missouri. Mr. Dickson stated he lives in the property adjacent to the property. Mr. Dickson stated his concern was having a lot of duplexes on that large piece of property bordering the fence on that property. Mr. Dickson stated his business was a collision repair business and the noise level is great, lots of dirt and lots of mess. Mr. Dickson stated he also had concern about the access to that many properties with the utilities that are not there at this time.

Mr. Eastman asked if the Board had any questions.

Mr. Eastman asked Mr. Stanton if the property would be large enough for two or three duplexes.

Mr. Stanton replied that the property theoretically would be large enough to fit up to ten duplexes on the property. The property is roughly two acres.

Mr. Eastman asked if there were any further questions.

Mr. Eastman asked if anyone else in the audience would like to speak in opposition to Case 027-22.

There were none.

MR. MCCULLOUGH MOVED TO RECOMMEND APPROVAL OF CASE 027-22. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

New Business

Case 045-22: Final Plat 3330 & 3332 N. St. Louis Ave.-A request to review a final plat-Schuber Mitchell Homes.

Mr. Stanton stated he had been advised by a representative of Schuber Mitchell homes before this meeting began that they wished to strike this case from the agenda. They will have to make amendments to the plat due to unforeseen easements that appeared in the title work. At this time, they have requested this item to be struck from the agenda.

Ms. Steele asked for clarification.

Mr. Stanton stated the applicant has asked to strike the case.

MS. STEELE MOVED TO STRIKE CASE #045-22 FROM THE AGENDA. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Other Business

Mr. Stanton asked for approval of June 6, 2022 minutes.

MS. STEELE MOVED TO APPROVE THE JUNE 6, 2022 MINUTES OF THE SPECIAL MEETING. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Mr. Eastman asked if there was any other business.

Mr. Stanton stated there is none.

Adjournment

MS. STEELE MOVED, SECONDED BY MS. PHILLPS TO ADJOURN. MOTION CARRIED. (5 IN FAVOR, 0 NAYS, 2 ABSENT)

Approved _____
Kent Eastman, Vice Chair

Approved Vicky Copeland
Vicky Copeland, Recording Secretary